

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of November 3, 2014

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Hibbard, Pederson, Lahti, Seymour, Radabaugh, Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Weld.

1. **CONDITIONAL USE PERMIT (CZ-1423) – Conversion to a Duplex, 1515 Bellevue Avenue**

Jason Mattson has submitted a request to convert a single-family home to a duplex at 1515 Bellevue Avenue. The property is listed as a single-family home by the City Assessor. The property was used as a duplex and the occupant converted to the home to a single-family use by opening the interior wall to the upper bedroom. The residence was occupied by a family, even though they had retained a kitchen and bath on the second floor. Mr. Tufte explained the conditions under which a single-family structure can be converted to a duplex when the lot is less than 10,000 square feet. Although the exterior appearance of the dwelling will not change, and there is no increase in finished floor area, the structure has only 1,251 square feet of living space and 2,000 is required by ordinance. The property has only two parking stalls. Four stalls are required for a duplex.

Jason Mattson, Colfax, Wisconsin, spoke in support. He showed pictures of the interior and explained how the previous owner had placed a plywood sheet over the second floor entrance. There are two gas meters for the structure since it used to be a duplex.

Ken Fulgione, 3817 State Street, realtor, spoke in support. He commented how Mr. Mattson works hard to restore old structures in the city and that the structure obviously appears as a duplex.

Alex Popp, 1528 Bellevue Avenue, commented that he is concerned with increase in traffic on Bellevue since it is a narrow paved road.

Ms. Ebert moved to approve the conditional use permit. Mr. Pederson seconded and the motion failed. Ms. Ebert voted to approve and all the rest of members disapproved. The motion failed.

2. **CERTIFIED SURVEY MAP (CSM-9-14) – Extension of a Street at Black Avenue**
and
SITE PLAN (SP-1439) – Hotel, North Crossing

Haselwander Companies, Inc., has submitted a Certified Survey Map with right-of-way dedication for extension of a street at Black Avenue, north of the North Crossing. The CSM creates three lots for commercial development. The development plan shows the roadway with median landscaping, sidewalk, and other improvements.

The site plan shows a hotel to be developed at the northeast corner of Hwy. 53 and the North Crossing. The project is part of a larger area with C-3P zoning and a General Development Plan.

The site plan shows a four-level, 90-unit hotel, with 95 parking stalls. A sidewalk system is provided with this project.

Mr. Neil Haselwander, 3705 Freedom Drive, spoke in support. He noted that the round-about will handle all future traffic increases. At this time they have no other potential uses of the site.

Ms. Mitchell moved to recommend approval of the CSM with conditions. Mr. Lahti seconded and the motion carried.

Mr. Lahti then moved to approve the site plan with the conditions listed in the staff report. Mr. Pederson seconded and the motion carried.

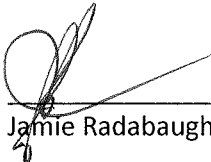
3. **DISCUSSION**

A. **Comprehensive Plan Update**

Mr. Tufte briefed the commission on the next agenda for the forthcoming Citizens Advisory Committee meeting on November 13. The meeting will start at 7 pm and end at 9 pm. Mr. Tufte reviewed with the Commission the summary of comments from the second meeting.

4. **MINUTES**

The minutes of the meeting of October 20, 2014, were approved.



Jamie Radabaugh, Secretary